METRO-DADE

METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD

# DESIGNATION REPORT

## THE DEFRAN HOUSE
## 18050 SW 216th STREET
## GOULDS, FLORIDA 33170

METROPOLITAN DADE COUNTY HISTORIC PRESERVATION BOARD

DESIGNATION REPORT — INDIVIDUAL SITE

Designation No. 8802
Date of Filing August 8, 1988
Date of Designation September 14, 1988

Owner(s)

Mr. Richard DeFran

Mailing Address

18050 S.W. 216 Street
Goulds, Florida 33170

SURVEY FINDINGS:

____ H.A.B.S ____ Natl. Reg. ____ H.A.E.R. ____ Other:
_xx_ Dade County Historic Survey Findings:
RATING: __2__ Architecture __2__ History __2__ Context

SITE LOCATION:

The NW 1/4 of the NW 1/4 of the NE 1/4 of Section 13, Township 56 South, Range 38 East, less the East 285.40' thereof, less the West 167.05' thereof, and less the South 392.23' thereof, lying and being in Dade County, Florida.

Site Address: 18050 S.W. 216 Street
Goulds, Florida 33170

Current Zoning (describe):

EU - 1 - Estates - 1 Family - 1 Acre Gross

Current Use (describe):

Private Residence

Current Condition:

☒ Excellent ☐ Good ☐ Fair ☐ Deteriorated ☐ Unexposed

☒ Unaltered ☐ Altered

☒ Original Site ☐ Moved_____

Physical Description of Site (see attached photos):

The residence at 18050 S.W. 216 Street is a very fine example of frame vernacular architecture in South Dade County. It is a two story structure built in an irregular plan. The roof of the house is its most significant exterior feature. The main roof over the two story portion of the house is an intersecting gable. There is a lower pitched hip roof over the one story porch that wraps around the left half of the front (north) elevation and the left or east elevation. In addition there is a shed roof over a two story mass that gives the rear elevation a "T" configuration. All roofs have broad overhangs, with edges curved down as in thatch roofs. Roof covering is metal novelty shingles, with decorative scalloped ridges. There is a rough textured stucco chimney on the right or west elevation of the house.

Exterior wall covering is of horizontal weatherboards except on the gable ends where the surfaces are vertical board and batten with saw-toothed ends. The porch is supported on square piers of oolitic limestone, of bungalow inspiration. The porch is screened in, between the piers. The entrance bay of the porch contains a wood and screen door flanked by wood and screen panels. The entrance is reached by a flight of five wide steps. Double French doors located inside the porch on the front and left elevations give access into the house. Windows are multi-paned double hung sash and some casements, all with wood frames. Wall surfaces on the side and rear elevations are open with large, multiple sets of windows. The projecting rear mass of the building is open with four sets of windows across the rear on both stories, almost wall to wall, three sets on the side walls, and two sets on the main mass. All windows and doors have plain wood surrounds.

A wood deck raised four steps off the ground, with a railing of vertical slats, and leading to a swimming pool has been added to the rear. The pool, if not original, is of early construction, judging by the broken multi-colored ceramic tiles embedded on its stucco walls, as styled in the decades of the twenties and thirties.

(Use additional sheets if necessary) SEE CONTINUATION SHEET ☒

# PHYSICAL DESCRIPTION OF SITE—CONTINUATION SHEET

A two car garage is located to the rear of the property with the same roof and wall surface details as the main house. There is an additional barn-like structure to the west of the garage, which is of later construction. The grounds are nicely landscaped with several large trees on the property. The house is deeply set back off the road with a well kept front lawn and an oolitic limestone wall across the front. A pedestrian and a car wooden gate pierce the wall for access to the grounds.

The most outstanding feature of the house is the interior, beautifully restored in recent times. A spectacular two story living room has vertical wood paneling a full story high, while the same paneling continues as wainscoting around the dining room walls. Here the wainscot takes up the lower half of the wall, with the upper half upholstered in fine lace fabric. There is a two story oolitic limestone fireplace at the far end of the living room. Next to it the wooden staircase leads to a cantilevered open gallery surrounded by a finely executed wooden balustrade. The gallery leads through half timber walls to the upstairs bedrooms. Wood floors and exposed wood beam ceilings over the two story living room space and the lower dining room complete the feeling of being inside an English country manor. This is probably the finest interior of any early house in south Dade County.

## SIGNIFICANCE

- ☐ Archeology-Prehistoric
- ☐ Archeology-Historic
- ☐ Agriculture
- ☒ Architecture
- ☐ Art
- ☐ Commerce
- ☐ Communications
- ☐ Community Planning
- ☐ Conservation
- ☐ Economics
- ☐ Education
- ☐ Engineering
- ☐ Exploration/Settlement
- ☐ Historical Events
- ☐ Industry
- ☐ Invention
- ☐ Landscape Architecture
- ☐ Law
- ☐ Literature
- ☐ Military
- ☐ Music
- ☐ People
- ☐ Philosophy
- ☐ Politics/Government
- ☐ Religion
- ☐ Science
- ☐ Sculpture
- ☐ Social/Humanitarian
- ☐ Theater
- ☐ Transportation
- ☐ Other (special)

Significance — Brief summary including documentary evidence that indicates the historical, architectural or archeological significance of the site.

The property where the DeFran House is located is significant in the history of the Redland area by its association with several pioneers who owned it including J.A. Soper and Preston Lee. The unique architecture of the house, as well as its location and contextual relationship with the surrounding area, contribute to the overall historic importance of the site.

The site on which the circa 1920s DeFran House stands was part of a larger tract originally owned by early Redland pioneer James A. Soper. Historical research indicates Soper owned most of the northern half of Section 13 (Township 56, Range 38), by the early 1900s. Adjacent tracts were owned by other early pioneers including Dan Roberts, whose house was designated a local historic site in 1987, J.O. Murray, and W.B. Hainlin.

In 1913 Soper leased the timber rights to his property to Gaston Drake who was operating a large mill at Princeton. Established in 1904, Drake's mill employed about 150 men and cut one million board feet a month.[1] The mill provided material for many buildings in Miami including Vizcaya, the causeway to Miami Beach and the Key West railroad extension. Drake's connections with the FEC permitted him to lease lumber rights from the Model Land Company, as well individual leases from land owners in the area.[2] Soper allowed Drake to remove "pine timber over 6" in diameter at the tree base...to be removed within one year."

According to a 1914 "Map of the Redlands District," Charles M. Waid was the next owner of the property. In 1919 Waid sold it to another well-known pioneer, Preston Lee.

1. Taylor, Jean. Villages of South Dade, p. 126.

2. ibid.

(Use additional sheets if necessary)

SEE CONTINUATION SHEET XX

Lee had previously filed a claim in 1905 on Hainlin Mill Drive, further to the east, near Talbot Road. He built a house in 1910 which was designated a local historic site in 1982.[3] Lee owned many acres in the area, including the DeFran property by 1919. He was a successful vegetable farmer, known for his large grapefruit groves. Lee helped organize the first cooperative packing house in Dade County, the Goulds Fruit and Vegetable Growers Association. He served as the second county commissioner from south Dade from 1917-1923 and is credited with the construction of many roads, most notably Ingraham Highway and the Tamiami Trail.[4] Based on the architecture of the house its date of construction has been estimated at circa the late teens to mid 1920s. Since Preston Lee owned the property during these years, it might be assumed that he built the house.

Lee sold the property to Claude Allen in 1927. Historical research indicates the tract was developed as a grove during the 1940s and was owned by Macey Groves. Deeds for the property at that time reveal the buyers and sellers were concerned about including "all grove equipment, pumps, tractors, lawnmowers...and a 1930 Model A pick-up truck."

The house has been the subject of many colorful stories through the years. One local rumor has it that several houses in the area were owned by German spies during the 1940s. There were, in fact, many German immigrants who settled in south Dade, however, historical research failed to substantiate the rumor with facts. Another story concerns the death of the builder's brother who supposedly hung himself from one of the ceiling beams in the living room. The house is reportedly haunted by the man's ghost.[5]

Richard DeFran purchased the house and property in 1986 and is the eleventh owner. The remarkable restoration of the exterior and particularly the interior spaces are to his credit. Relatively unassuming from outside due to its small scale and simple design, on closer inspection the DeFran house is one of the finest homes built in south Dade County in the 1920's.

3. "Lee/Cunningham House Designation Report," p. 2.

4. Taylor, Jean. Villages of South Dade, p. 85.

5. DeFran, Richard. Interview by Emily Perry Dieterich, May, 1988.

Bibliographic References:

Dade County, Florida, Records Library Deed Abstracts, Miami, Florida.

Dade County Historic Survey "Final Report" and site files, on file at the Metro Dade Historic Preservation Division, Miami, Florida, 1982.

DeFran, Richard, Interview by Emily Perry Dieterich, May, 1988.

"Lee/Cunningham House Designation Report," on file at the Metro Dade Historic Preservation Division, Miami, Florida, 1982.

"Map of the Redlands District of Dade County, Florida," compiled for W.D. Horne by R.L. Bow, C.E., July, 1914, on file at the Metro Dade Historic Preservation Division, Miami, Florida.

Taylor, Jean. Villages of South Dade. St. Petersburg, Florida: Byron Kennedy and Company, 1987.

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Title Verification (attach copy): Book 12959 Page No. 1827 Deed Type Warranty Deed

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Impacts — Impact of the designation on proposed public improvements, renewal projects or private development.

Designation would have the effect of bringing any plans for alterations to the property before the Preservation Board for review. Designation will not affect current zoning.

Staff Recommendation:

Staff highly recommends the designation of the DeFran House as an individual historic site.

Special Standards for Certificate of Appropriateness:

Ordinance regulations will apply only to the front portion of the property including the front wall, front lawn, main house and outbuildings. The rear portion of the property including the swimming pool and any land behind or to the side of the main house is excluded.

Any special standards will follow the general guidelines as recommended for historic structures as detailed in the "Rules and Regulations For Review of Historic Sites Designations and Issuance of Certificates of Appropriateness."

Draft Resolution Designating the Property:

WHEREAS, the DeFran House, circa 1920s, was built on land owned by early Redland pioneers James Soper and Preston Lee,

WHEREAS, the DeFran House, is a fine example of early Frame Vernacular architecture in south Dade County,

WHEREAS, the DeFran House, possesses one of the most outstanding interiors of any early house in south Dade County,

WHEREAS, the DeFran House is located:

The NW 1/4 of the NW 1/4 of the NE 1/4 of Section 13, Township 56 South, Range 38 East, less the East 285.40' thereof, less the West 167.05' thereof, and less the South 392.23' thereof, lying and being in Dade County, Florida.

NOW, THEREFORE, BE IT RESOLVED, that the Historic Preservation Board on Wednesday, September 14, 1988 has designated the DeFran House as an individual historic site pursuant to the Metropolitan Dade County Historic Preservation Ordinance (81-13) and that the DeFran House is subject to all rights, privileges and requirements, of that ordinance.

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Designation is approved as evidenced by the signature of the Historic Preservation Board Chairman.

1. The DeFran House

2. 18050 SW 216th Street
   Goulds, Fl 33170

3. Front facade (north)

1. The DeFran House

2. 18050 SW 216th Street
   Goulds, Fl 33170

3. Front facade (northeast view)

1. The DeFran House

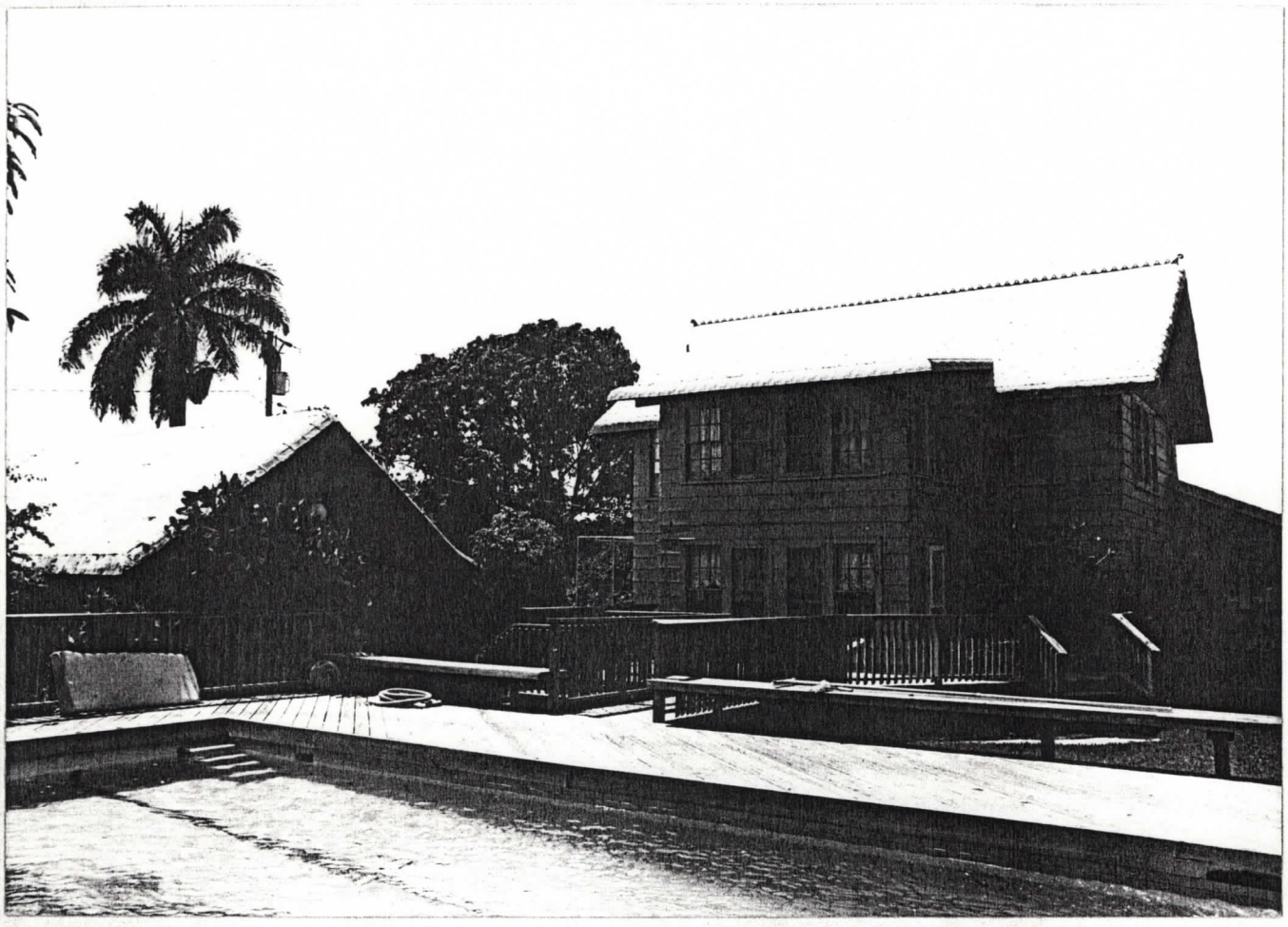
2. 18050 SW 216th Street
   Goulds, Fl 33170

3. Southwest view

1. The DeFran House

2. 18050 SW 216th Street
   Goulds, Fl 33170

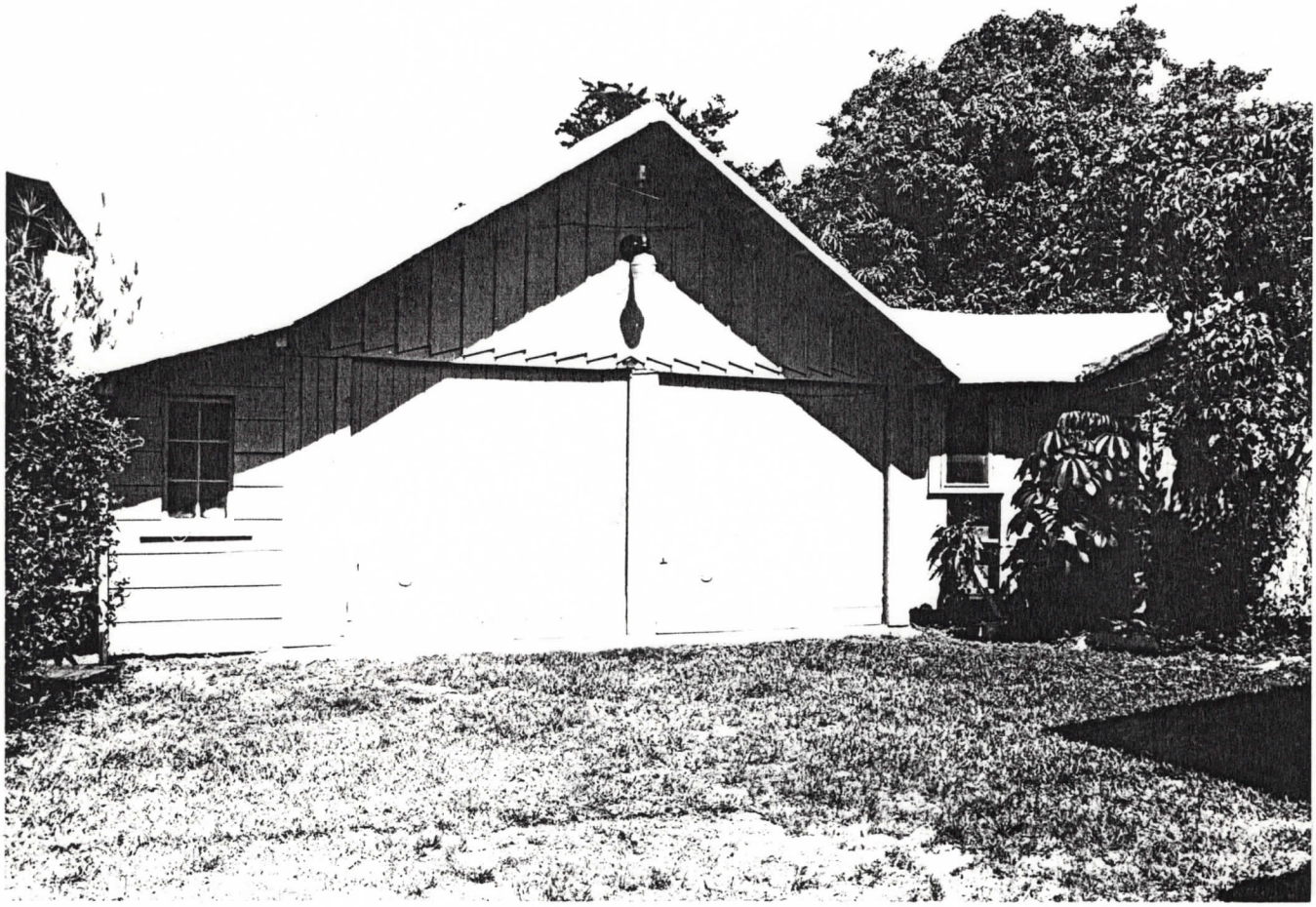
3. Rear facade (south view)



1. The DeFran House

2. 18050 SW 216th Street
   Goulds, Fl 33170

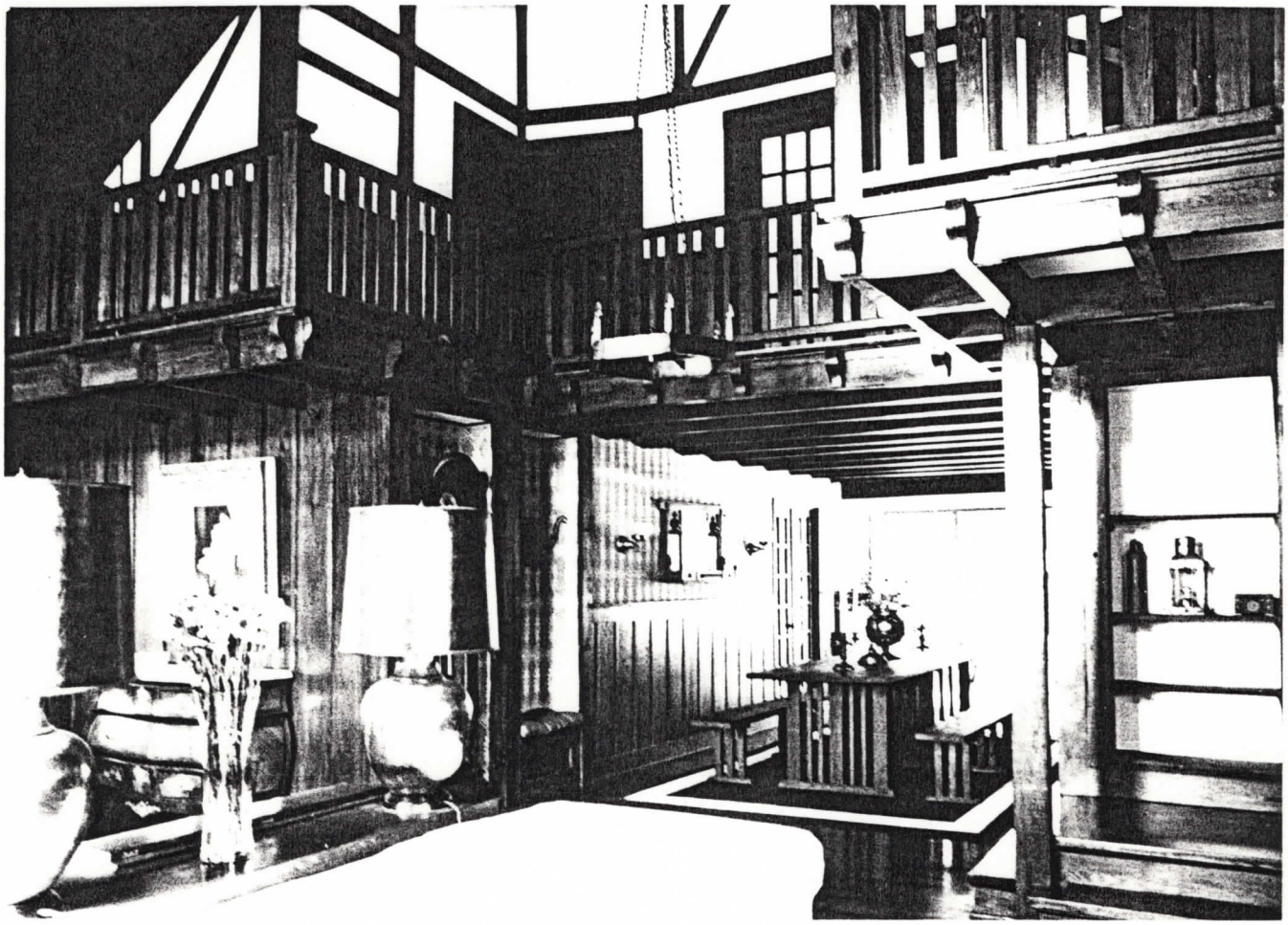
3. Rear facade (south view)



1. The DeFran House

2. 18050 SW 216th Street
   Goulds, Fl 33170

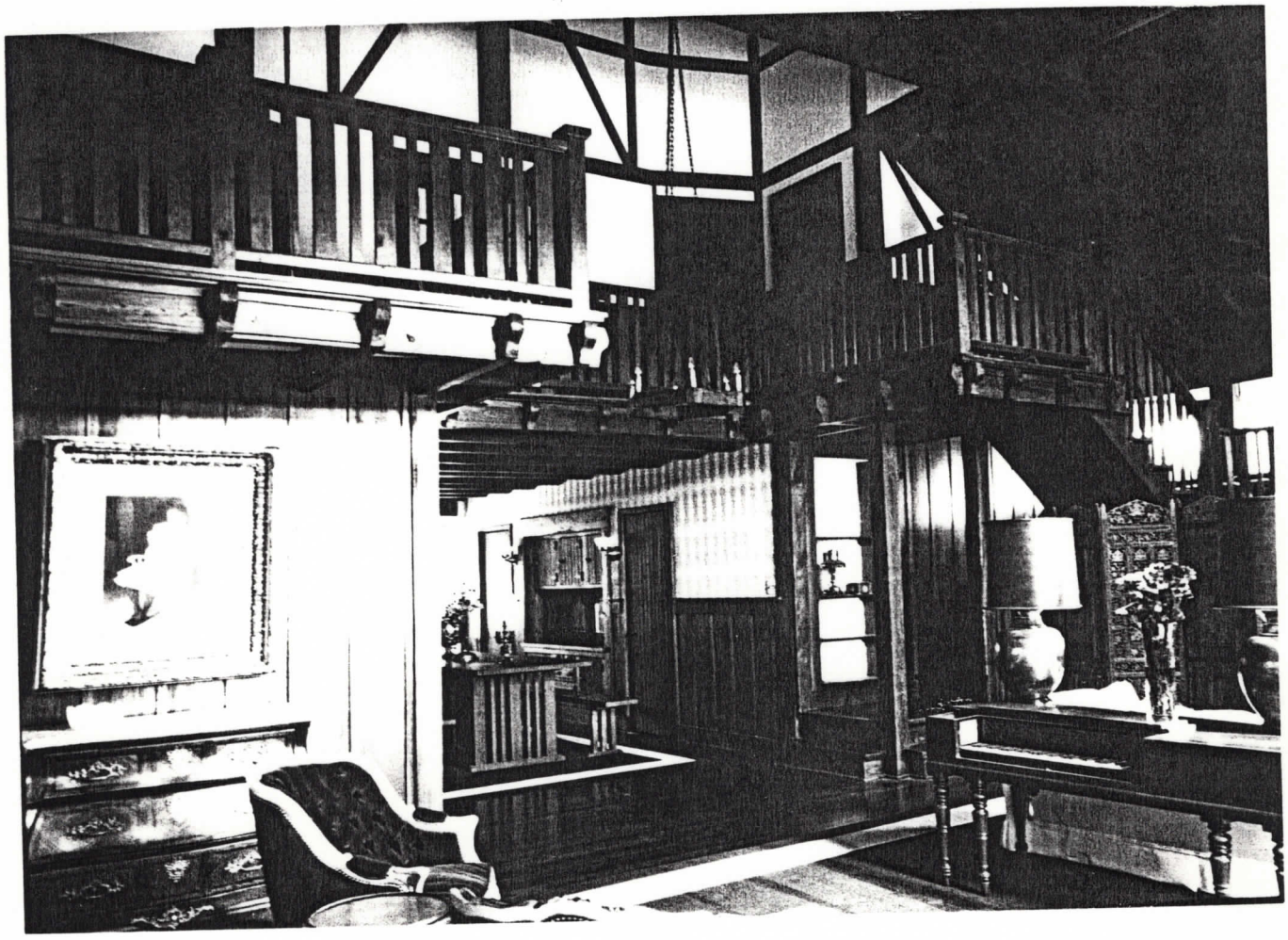
3. Garage (west facade)



1. The DeFran House

2. 18050 SW 216th Street
   Goulds, Fl 33170

3. Interior, south view, half-timber detail



1. The DeFran House

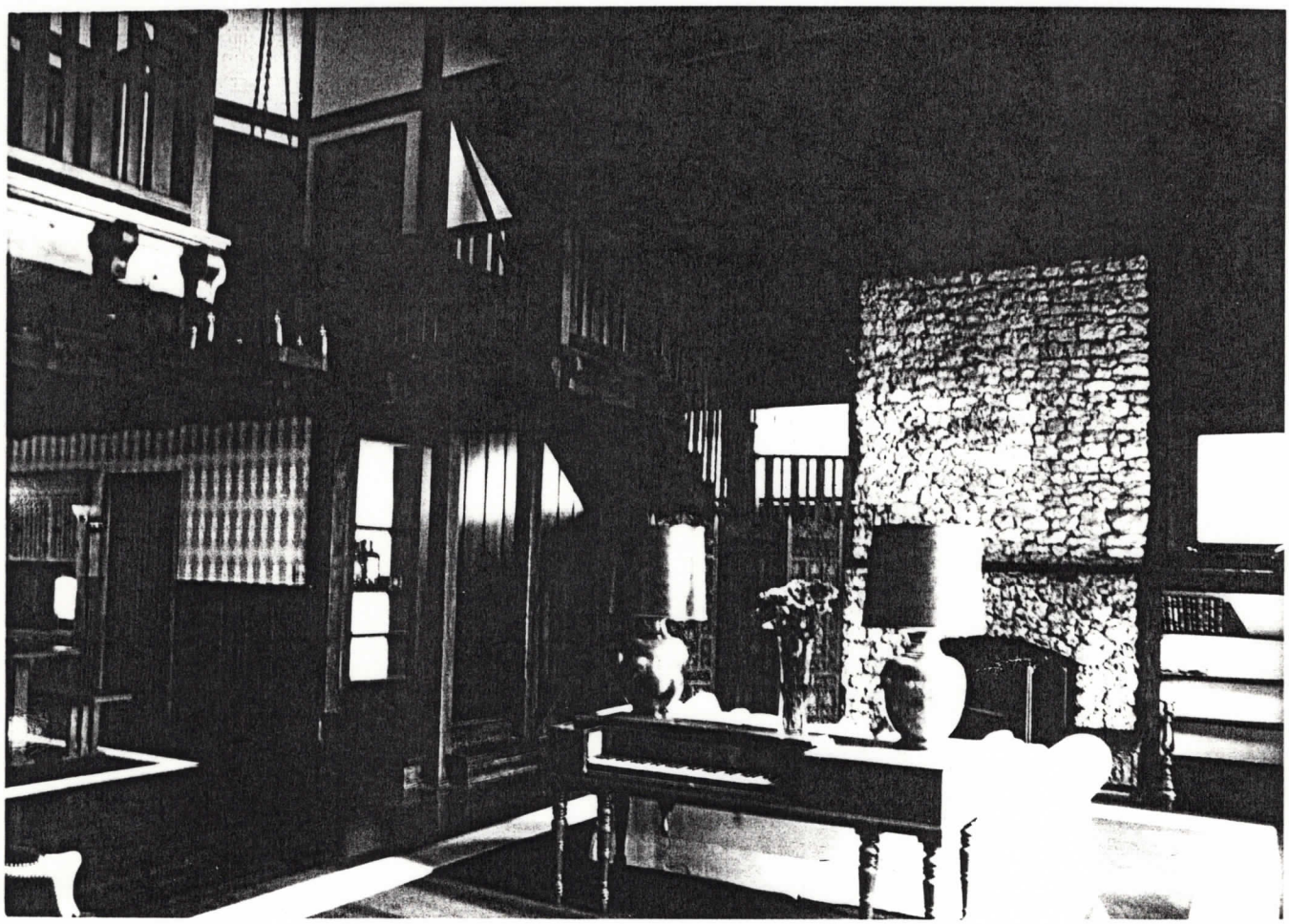
2. 18050 SW 216th Street
   Goulds, Fl 33170

3. Interior, southwest view

1. The DeFran House

2. 18050 SW 216th Street
   Goulds, Fl 33170

3. Northwest view



1. The DeFran House

2. 18050 SW 216th Street
   Goulds, Fl 33170

3. Interior, west view, limestone fireplace

88 JUL 21 PM 12:06 88R242446

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12959 1827

This instrument was prepared by
Name RICHARD M. McIVER, ESQ.
Address 6150 S.W. 76th ST.
Miami, Florida 33143

# Warranty Deed (STATUTORY FORM - SECTION 689.02 (1))

**This Indenture**, made this 10th day of July 1986 between

MAL MOORE and JANICE OSTER MOORE, his wife

of the County of DADE State of FLORIDA grantor, and

RICHARD DeFRAN

whose post office address is 18050 S.W. 216th STREET, HOMESTEAD

of the County of DADE State of FLORIDA grantee,

**Witnesseth**, That said grantor, for and in consideration of the sum of TEN ( $10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee and grantee's heirs and assigns forever, the following described land, situate, lying and being in DADE County, Florida, to wit:

The NW 1/4 of the NW 1/4 of the NE 1/4 of section 13, Township 56 South, Range 38 East, less the East 285.40' thereof, less the West 167.05' thereof, and less the South 392.23' thereof, lying and being in Dade County, Florida

Subject to:

1. General or Special Taxes and assessments required to be paid in the year 1986 and subsequent years.
2. Mortgage in favor of M.B. Park and Dorothy S. Park, his wife, in the original amount of $80,000.00, dated February 17, 1984 recorded February 23, 1984 in the official Records Book 12064 at Page 756, of the Public Records of Dade County, Florida.
3. Conditions, restrictions, limitations and easements of record, if any, and applicable zoning regulations.

750 00

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

(Seal)

(Seal)

(Seal)

(Seal)

Witness as official witness also
notary public, State of Florida
RICHARD P. BRINKER
(Print or type name)

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

MAL MOORE and JANICE OSTER MOORE, his wife

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of July, 1986

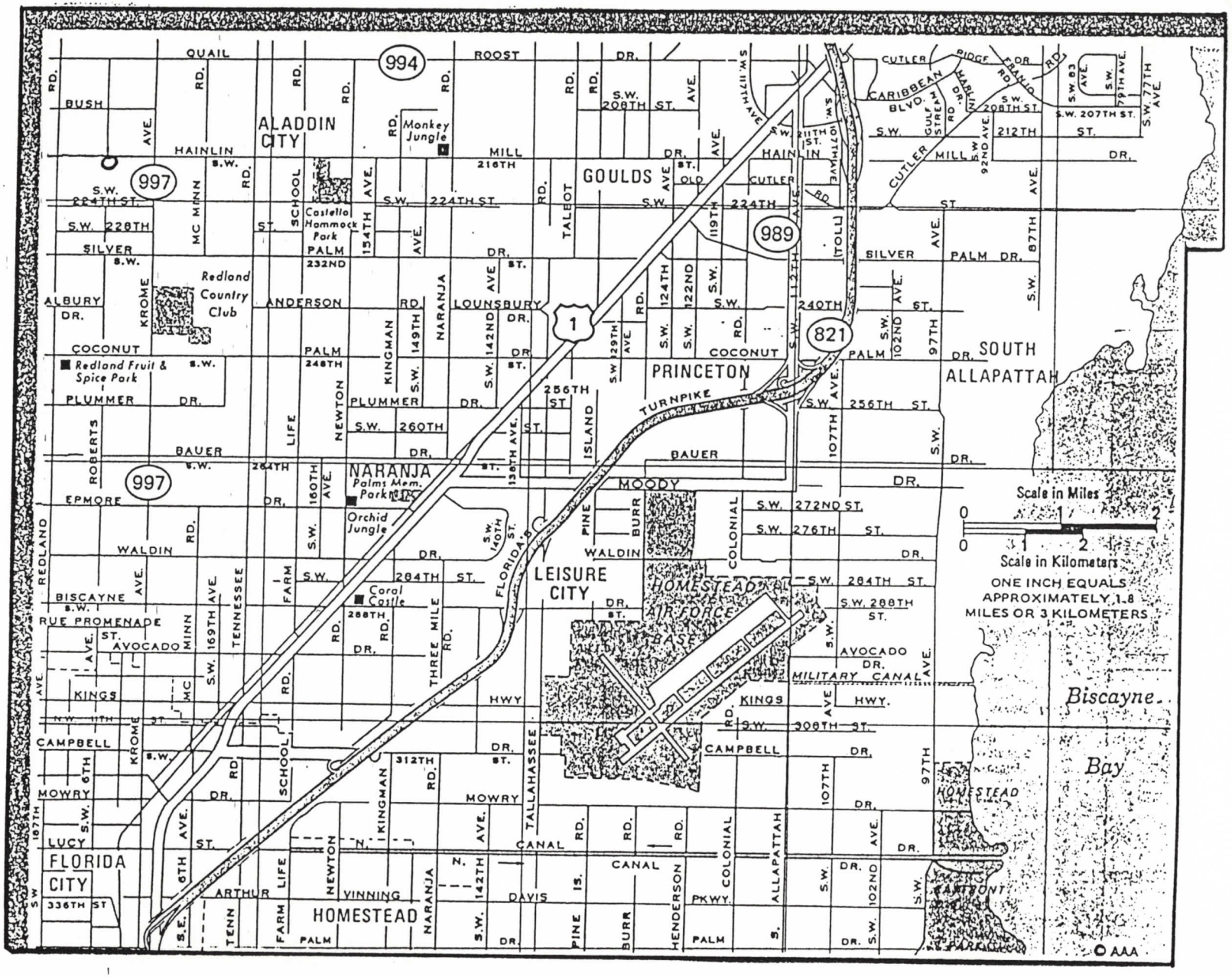
Notary Public

My commission expires:

Notary Public, State of Florida
My Commission Expires Feb. 1, 1990
Bonded Thru Maynard Bonding Agency

Notary Public, State of Florida
My Commission Expires Feb. 1, 1990
Bonded Thru Maynard Bonding Agency

per ABL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PRINCETON
SOUTH ALLAPATTAH
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HOMESTEAD AIR FORCE BASE
FLORIDA CITY
HOMESTEAD
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Monkey Jungle
Castello Hammock Park
Redland Country Club
Redland Fruit & Spice Park
Palms Mem. Park
Orchid Jungle
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TURNPIKE
(TOLL)
MILITARY CANAL
Scale in Miles
Scale in Kilometers
ONE INCH EQUALS APPROXIMATELY 1.8 MILES OR 3 KILOMETERS
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